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**GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI**  
**HEADQUARTERS : DELHI FIRE SERVICE, NEW DELHI - 110001**

No.F6/DFS/MS/CC/NW/2025/ 20

Dated: 16/06/2025

**FIRE SAFETY CERTIFICATE**

Certified that the M/s Carrier/ IAS Next located at **First & Second Floor, Plot No. 6, Block B, Gujrawala Town, Delhi- 110009**, in a building comprised of **Basement, Stilt, ground & three upper floor** owned /occupied by **Carrier/ IAS Next** have complied with the fire prevention and fire safety requirements in accordance with Rule 33 of Delhi Fire Service Rules, 2010 & verified by the officers concerned of this department on 01.04.2025 in the presence of Mr. Rintu (Care Taker) and that the building/premises is fit for occupancy class **"Educational" (coaching centre)** with effect from **16/06/2025** for a period of three years in accordance with Rule 36 unless renewed under Rule 37 or sooner cancelled under Rule 40 and subjected to compliance of the conditions under Rule 38 of the Delhi Fire Service Rules, 2010.

Issued on **16/06/2025** at New Delhi by

(Atul Garg)

Director

Delhi Fire Service

Tel: 011-23414000

dc 8/26

**Copy to:-**

1. The Commissioner, Municipal Corporation of Delhi, Dr. SPM Civic Centre, Minto Road, New Delhi - 110002.
2. The Licensee, Mr. Bhupinder Singh, 277, Gujrawala Town, Part-II, Delhi- 110009.

**Conditions for the validity of fire safety certificate**

1. This FSC is valid for 1<sup>st</sup> & 2<sup>nd</sup> floor (coaching centre) only.
2. All the fire safety arrangements provided therein shall be maintained in good working condition at all times.
3. Any loss of life or property due to non functional fire safety measures shall be at the responsibility of the management.
4. Any deviation w.r.t. construction etc. shall be verified by the concerned building sanctioning authority.
5. This fire safety certificate may not be treated in any case for regularization of unauthorized construction, if any.
6. The owner / occupier shall submit a declaration every year in form 'K' provided in the first schedule of Delhi Fire Service Rules 2010. The form is available on [www.dfs.delhigovt.nic.in](http://www.dfs.delhigovt.nic.in)
7. The owner/occupier shall apply for renewal of this Fire Safety Certificate to the Director in form 'J' [sub Rule (I) of Rule 37] along with a copy of this Certificate, six month prior to its expiry. Any change in the occupancy shall be intimated to this Deptt. and approval shall be obtained thereto before occupancy of the same.



N/6

## INSPECTION REPORT

1	Name & address of the building	Carrier/ IAS Next located at first & second floor, Plot No. 6, Block B, Gujrawala Town, Delhi - 110009.		
2	Building is comprised of	Basement + Stilt + Ground + 03 upper floors (But coaching centre is proposed at 1 <sup>st</sup> & 2 <sup>nd</sup> floor) Basement – (Vacant at the time of inspection) Stilt – (Parking) ground – (Bank & Shop) 3 <sup>rd</sup> floor – (restaurant)		
3	Type of occupancy	Educational (coaching centre)		
4	Type of case	New case		
5	Details of previous FSC	Nil		
6	Fire safety direction letter no.	Nil		
7	Date of inspection	09.04.2025		
8	Name of the inspecting officers	DO (NW) & ADO (SPM)		
9	Name of the designation of officer from the building side	Mr. Rintu (Care Taker)		
10	Year of construction	2024		
11	Applicant's letter no.	MCD online application ID No. 70000111 dated 18.03.2025		
S.No	Minimum Standards on fire Prevention and fire safety requirements U/R 33	Requirement as per NBC Part IV & UBBL-2016	Provided at Site	Remarks MR/ NMR
1	<b>Access To Building:</b>			
	Road width	06 m	Provided	MR
	Gate width	4.5 m	Provided	MR
	Width of internal road	NA	NA	NA
2	<b>Number, Width, Type and Arrangement of Exits:</b>			
	<b>A</b> Number of staircases			
	a Upper floor	02 nos.	02 nos.	MR
	b Basement	NA	NA	NA
	<b>B</b> Width of staircases			
	a Upper floor	1.50 m	Provided	MR
	b Basement	NA	NA	NA
	<b>C</b> Protection of exits			
	a Fire check door	NA	NA	NA
	b Pressurization	NA	NA	NA
	<b>D</b> No. of continuous staircases to terrace	02 nos.	02 nos.	MR
	<b>E</b> Width of corridor	1.50 m 1.80 m	Provided	MR
	<b>F</b> Door size	1.20 mtr.	1.20 mtr.	MR
3	<b>Compartmentation:</b>			
	<b>A</b> Fire check door	NA	NA	NA
	<b>B</b> Sealing of electrical shafts	NA	NA	NA
	<b>C</b> Fire rating of shaft door	NA	NA	NA
	<b>D</b> Water curtain	NA	NA	NA
	<b>E</b> Fire dampers	NA	NA	NA
4	<b>Smoke Management System:</b>			
	<b>A</b> Upper floors	12 ACPH	Natural ventilation	MR
	<b>B</b> Basements	NA	NA	NA

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<b>5.</b>	<b>Fire Extinguisher:</b>				
	<b>A</b>	Total numbers	10 nos.	Provided	<b>MR</b>
	<b>B</b>	Types	CO <sub>2</sub> & ABC	Provided	<b>MR</b>
	<b>C</b>	ISI marking	Required	Provided	<b>MR</b>
<b>6</b>	<b>First-Aid-Hose Reels:</b>				
	<b>A</b>	Total numbers of each floor	01 no.	01 no.	<b>MR</b>
	<b>B</b>	Length of hose reel hose	30 m	30 m	<b>MR</b>
	<b>C</b>	Nozzle diameter	05 mm	05 mm	<b>MR</b>
<b>7</b>	<b>Automatic Fire Detection And Alarming System:</b>				
	<b>A</b>	Type of detectors (CO type)	NA	NA	NA
	<b>B</b>	Location of main panel	NA	NA	NA
	<b>C</b>	Location of repeater panel	NA	NA	NA
	<b>D</b>	Alternate source of power	NA	NA	NA
	<b>E</b>	Hooters	NA	NA	NA
<b>8</b>	<b>MOEFA:</b>		NA	NA	NA
<b>9</b>	<b>Public Address System:</b>		NA	NA	NA
<b>10</b>	<b>Automatic Sprinkler System:</b>				
	<b>A</b>	Basement	NA	NA	NA
	<b>B</b>	Upper floor	NA	NA	NA
	<b>C</b>	Sprinkler above false ceiling	NA	NA	NA
<b>11</b>	<b>Internal Hydrants:</b>				
	<b>A</b>	size of riser/down-comer	NA	NA	NA
	<b>B</b>	Number of hydrants per floor	NA	NA	NA
	<b>C</b>	Hose box	NA	NA	NA
<b>12</b>	<b>Yard Hydrants:</b>				
	<b>A</b>	Total number of hydrants	NA	NA	NA
	<b>B</b>	Hose box	NA	NA	NA
<b>13</b>	<b>Pumping Arrangements:</b>				
	<b>A</b>	Ground level			
	a)	Discharge of main pump	NA	NA	NA
	b)	Head of main pump	NA	NA	NA
	c)	Number of main pumps	NA	NA	NA
	d)	Jockey pump out put	NA	NA	NA
	e)	Jockey pump head	NA	NA	NA
	f)	Standby pump out put	NA	NA	NA
	g)	Standby pump head	NA	NA	NA
	h)	Auto starting /manual stopping	NA	NA	NA
	i)	Pump house access	NA	NA	NA
	<b>B</b>	Terrace level			
	a)	Discharge of pump	450 LPM	450 LPM	<b>MR</b>
	b)	Head of the pump	40 m	40 m	<b>MR</b>
	c)	Power supply	Required	Provided	<b>MR</b>
	d)	Auto starting of pump	Required	Provided	<b>MR</b>



14	<b>Captive Water Storage For Fire Fighting:</b>			
	A	Underground tank capacity	NA	NA
	B	Draw-off connection	NA	NA
	C	Fire service inlet	NA	NA
	D	Access to tank	NA	NA
	E	Overhead tank capacity	10,000 ltrs.	Provided
			Required	MR
15	<b>Exit Signage:</b>			
16	<b>Provision of Lifts:</b>			
	A	Pressurization of lift shaft	NA	NA
	B	Pressurization of lift lobby	NA	NA
	C	Communication in lift car	Required	Provided
	D	Firemen's grounding switch	Required	Provided
	E	Lift signage	Required	Provided
17	<b>Standby Power Supply:</b>			
18	<b>Refuge Area:</b>			
	A	Total area	NA	NA
	B	Location	NA	NA
19	<b>Fire Control Room :</b>			
	A	Detector system panel	NA	NA
	B	Flow switch panel	NA	NA
	C	Pa system panel	NA	NA
	D	Battery backup	NA	NA
	E	Building floor plans	NA	NA
20	<b>Special Fire Protection Systems For Protection of Special Risks, If Any:</b>			

The fire protection systems provided in the building were tested, checked at random and found functional at the time of inspection.

Keeping in view of the substantial compliance of minimum standards of fire prevention and fire safety measures as required under the rules, it is recommended to grant Fire Safety Certificate under rule 35 of the Delhi Fire Service Rules, 2010, for educational occupancy at 1<sup>st</sup> & 2<sup>nd</sup> floor.

Signature of the Inspecting Officer  
Name D.B. Mukherjee  
Designation DO (NW)

Signature of the Inspecting Officer  
Name Sumit Kumar  
Designation ADO (SPM)

Dy.CFO (NW) (W2)

cf / 17/4/2025  
9s width of corridor is correct as per DBBL  
17/4/2025

Director Dy CFO (W2)

DO (NW) 23/04/2025

ADO (SPM)

P.T.O.



The matter was examined as per comments of worthy Director, DFS and observed that the available on records files, the building is comprised of basement, stilt, upper ground and three upper floors and is of 14.85 meter in height as per the sanctioned building plan and the covered area at basement level is 204.57 SQM.

As per the order of Hon'ble High Court of Delhi in the matter of Sanjay Singhal V/s State Govt. of NCT of Delhi & Ors ( In The High Court of Delhi at New Delhi W.P.(C) 12182/2016 & CM APPL. 33554/2017 (Impleadment), 33556/2017 (Leave to in Intervene in Writ Pet.), 33558/2017 (Impleadment), 33559/2017 (Impleadment), 33560/2017 (Direction), 33578/2017 (Stay), 34301/2017 (Submission of Affidavit), 34302/2017 (Impleadment), 34303/2017 (Stay) & 34754/2017 (Submission of Affidavit) W.P. (C) 2249/2024 & CM Nos. 9355-9356/2024

Coaching Federation of India ..... Petitioner

V/s

Delhi Development Authority & ANR. .... Respondents

The Hon'ble Court (copy of the order is placed on file) held that

"5. However, and in our prime facie opinion, being conscious of a situation where a building may be put to a use other than residential the UBBL while explaining the concept of 'educational buildings' includes all building which are "used for" schools, colleges and coaching centers in which more than 20 students may be enlisted or one which is used and involves assembly for instruction. It is thus on a prima facie evaluation apparent, that it is the expressions "used for" and "involving" which would be determinative of the characterization of an educational building.

6. Consequently, any building which may otherwise fall in the general categories which are enumerated in Clause 1.4.75 of the UBBL but are put to use for any of the purposes enumerated in clause (b), it would be the norms which govern educational building' which would get attracted. This since on a preliminary evaluation we are convinced that once a residential building is put to a use which fall within clause (b), it would be wholly incorrect to apply provisions meant solely for building which are intended to be used for purposes of residence. The aspects of safety and security of persons who frequent such buildings would have to be accorded primacy.

7. Similar would be the position which emerges on a prim facie reading of Rule 27 of the Delhi Fire Service Rules, 2010 ["DFS Rules"]. Here too, the expression "educational building", wherever occurring, would have to abide by and draw colour from the meaning that we have assigned to that expression based on the provisions of the UBBL.

8. We additionally take note of the fact that Rule 27(4) of the DFS Rules does not restrict itself to building with a height of more than 9 meters. It also brings within its meaning buildings having ground plus two upper stories including mezzanine floors. This is evident from the use of the disjunctive 'or' between educational building having a height of more than 9 meters and the latter. Consequently, any building which is being put to use for purposes enumerated in clause 1.4.75(b) of the UBBL and which comprises of a ground plus two upper stories, including a mezzanine floor would also automatically fall in this category.

9. We consequently, require the MCD, DDA as well as the Delhi Fire Service ["DFS"] to undertake a fresh survey of all buildings which would fall within the broad classification as indicated by us hereinabove. The buildings which are found to be non-compliant shall be duly identified along with full particulars of occupants as well as the owners thereof. The aforesaid exercise be completed within a period of four weeks from today."



In the above said order the Hon'ble Court has clarified the requirement of fire & life safety measures in the mixed occupancies and the Rule 27(4) is interpreted. Further,

2. The details of occupancy as per records available, is as under:-

**Basement :** Vacant at present

**Stilt:** Parking

**Upper ground:** Bank (Business Occupancy)

**First Floor:** Coaching Centre (Educational Occupancy)

**Second Floor:** Coaching Centre (Educational Occupancy)

**Third Floor & Terrace:** Restaurant by the name of M/s KIBOU (A Unit of ASA Hospitality) for which FSC has been issued by this department vide letter no. F.6/DFS/MS/2024/EH/325 dated 11.10.2024 (Assembly Occupancy)

3. Clause 3.1.11 of NBC -2016, Part -IV states that

**MIXED OCCUPANCY:**

In case of mixed occupancy, in so far as fire protection is concerned, all the occupancies/the entire building shall be governed by the most restrictive provisions of the Code among those applicable for individual occupancies. The provisions for life safety given in the Code for individual occupancy shall, however, apply to the respective occupancies. Exits in such mixed occupancy shall be arranged so as to ensure that means of egress is not decreased in the direction of egress travel.

Further, in such mixed occupancies, the occupancies are also required to be separated (horizontally and /or vertically as the case may be) by a 240 min fire resistance rating.

4. Clause 3.1.14 of NBC-2016, Part-IV states that

A certificate of occupancy shall be necessary, as required under Part-2 'Administration' of the Code, before any change is effected in the character of occupancy of any building.

5. Further it is submitted that Delhi Fire Service has rejected the occupancy cum completion (OCC) in vide letter no. F.6/DFS/MS/JSI/WZ/2025/182 dated 22.04.2025 received vide online completion ID No. 10102305 through online portal of MCD.

Based on above it is clear that the occupancy in the above said building is a mixed occupancy in which fire protection measures of assembly occupancy has to be applied along with separation of occupancies by 240 minute of fire resistance. It is also pertinent to mention that DFS has already rejected OCC case of the building vide letter dated 22.04.2025.

Therefore, if agreed the file may be sent to Director, DFS for appropriate decision and for issuance of directions in the matter

DO (FPW)

Dy. CPO (FPW)

*[Signature]* 6/5/25

*[Signature]* 21/5/25

*[Signature]*

6/5/25

ADO (FPW)

Ref:- P. page N/12

Amr  
9/5/25

CFO | 11/5/25

Director | 11/5/25  
DCP | 11/5/25

Spoken on 9/5/25. P. discuss.

Amr  
9/5/25

DOC(FW) + ACOP(NW)

11/5/25

The matter was discussed and it was directed that the file may be sent to West zone / DO (NW) to take decision as per letter dated 22.4.25 & N/10 & N/11. Submitted please

11/5/25

DO(FW) | 11/5/25

Dy. Ctd(FW) | 28/5/25

CFO | 28/5/25

Dy CFO (WZ)

11/5/25

DO(FW)

N/12

It is a case of Educational occupancy, Coaching centre located at 1st and 2nd floor in a building comprised of basement, 1st, ground and 3 upper floors. D.F.A. at C-27 was put up with inspection report on 11-04-2025. worthy director raised a query at N-9 regarding Hon'ble High Court order dt. 10.05.2024 that whether whole building is required FSC or not. ADO (Hw) provided information at N-10-11 but did not answer the query clearly. The said order of Hon'ble High Court did not direct to issue FSC to whole building if an educational occupancy exists in any floor.

The building is provided with sprinkler system wet-riser and hose reels, detection system, F.C.D, M.E.F.A etc in the entire building. Keeping above the D.F.A. of FSC is ~~is~~ placed at C-27 may please be considered.

By Cfo (W)

12/05/2025

5/6/2025

CFO/

9/6/2025

Director/ 10/6/25

DO/ADW

Put up F.T. letter

12/06/2025

ADO (Hw)

F.T. letter is put up for signature, P

D.O. (NW)

12/06/2025

Director

mm